



**CORRECTED
TOWN OF ROCKY HILL
MEETING – ACTIONS TAKEN**

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE OF MEETING	April 22, 2015
PERSON PREPARING	Eileen A. Knapp, Recording Secretary

MEMBERS PRESENT

1. Dimple Desai, Chairman	2. Victor Zarrilli, Secretary
3. Carmen D'Agostino, Commissioner	4. Giuseppe Aglieco, Commissioner
5. William O'Sullivan, Alternate	6. Sean Hussey, Alternate
7. Kimberley A. Ricci, Town Planner/ Asst. ZEO	8.

MEMBERS ABSENT

1. Michael Casasanta	2.
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*Commissioner O'Sullivan

1st ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to close the public hearing for Special Permit/Site Plan Application, **SMS Realty, LLC**, **proposing** to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP_ Office Park Zoning District, ID #12-185. Seconded by Commissioner D'Agostino, All were in Favor, MOTION CARRIED UNANIMOUSLY.

2nd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner O'Sullivan to close the public hearing for Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, to mixed-use development and multifamily housing. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to close the public hearing for Proposed Zoning Map Amendment, Town of Rocky Hill, proposing to create the C-MX Zoning District, which would allow for mixed use development under a Special Permit process, Reference Item 1D above, as well as uses in the C-Commercial Zoning District, Properties. Motion was seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli for a 5-minute recess. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

5th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the Agenda. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the Consent Agenda. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

8th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Special Permit/Site Plan Application, **SMS Realty, LLC, proposing** to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP- Office Park Zoning District, ID #12-185. Seconded by Commissioner O'Sullivan.

A FRIENDLY AMENDMENT was made by Commissioner O'Sullivan to include all staff comments. Friendly Amendment accepted.

All were in favor, MOTION CARRIED UNANIMOUSLY.

9th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to table the Site Plan Application, **Pratt & Whitney, Division of United Technologies Corporation, for** sediment remediation project of approximately 480 cubic yards of sediment within Dividend Brook and associated restoration work for property located to the rear of 60 Belamose Avenue and property of the Town of Rocky Hill, CT, ID#18-088 and ID#18-089. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

10th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner O'Sullivan to approve the Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, modifying or adding Zoning Regulations related to Mixed Uses/Multi-family housing, Sections: 2.2, 4.1.2 and 4.1.2 A, 4.1.3, 4.1.5, 4.3.5, 7.14, with the following modifications:

- That the submitted definition of affordable housing be retained
- That the proposed definition of affordable housing set aside be modified as follows: the proposed language deleted and replaced with the following, "Affordable Housing Set Aside: when the number of multifamily housing units in a mixed-use development is 10 or more total, 10% of such units that are Apartment Units are required to be designated as Affordable Housing as

defined herein, and 10% of such units that are Condominium Units are encouraged to be designated at Affordable Housing as defined herein.

- That the submitted definition of apartment be deleted and in it's place that the following definition be added, "Apartment Unit: A room or suite of rooms, including no more than 2 bedrooms, that is a portion of a structure containing multi-family housing and/or a non/residential use, and that is rented, leased or hired out to be occupied as a home or residence of one or more persons"
- That the submitted definition of Apartment Building be deleted.
- That the proposed definition of Duplex Residence be deleted
- That the proposed definition of Mixed Use be retained as submitted
- That the definition of Mixed-Use Development that as submitted and struck out, remains stricken out
- That they add a definition for Condominium Unit that reads as follows: "Condominium Unit: An individually sold room or suite of rooms, including no more than 3 bedrooms, that is a portion of a structure containing Multi-family Housing and occupied as a home or residence of one or more persons."
- That the definition of Multi-family Housing as submitted be modified as follows, delete what has been submitted and replace it with the following, "Multi-Family Housing: allowed only as a component as a Mixed Use development, and is a classification of housing in which multiple Apartment Units and or Condominium Units are contained within one or more buildings within one complex. Any proposal for more than 50 units of Multi-family Housing must be supported by a school impact study.
- That the language at Section 7.14 A 3., which contains an error be changed from "minimum of 30% *impervious*" to "minimum of 30% *landscaped* ..."
- Section 7.14 C. Definition of Multi-Family Housing/Affordable Housing...delete what was submitted and replace it with the following: "Multi-family Housing, as defined herein, is allowed in a Mixed-use Development, subject to the Affordable Housing Set Aside, as defined herein."

Motion seconded by Commissioner Zarrilli.

- A FRIENDLY AMENDMENT was made by Commissioner Desai to change the line reading "Any proposal for more than 50 units of Multi-family Housing must be supported by a school impact study." To "Any proposal for more than 25 units of Multi-family Housing must be supported by a school impact study. FRIENDLY AMENDMENT ACCEPTED.

All were in favor, MOTION CARRIED UNANIMOUSLY.

11th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Proposed Zoning Map Amendment, **Town of Rocky Hill, Proposing** to create the C-MX Zoning District, as legally advertised, including all staff comments and removing the triangle north of the Town Complex. Motion seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

12th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve Planimetrics Invoice #1097 for \$6,345.64. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

13th ACTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 10:30 p.m. Motion was seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

**DRAFT MEETING MINUTES TO BE AVAILABLE WITHIN SEVEN CALENDAR DAYS FOR
REGULAR MEETINGS AND WITHIN SEVEN WORKDAYS FOR SPECIAL MEETINGS.**